

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: FINAL DESIGNATION OF REDEVELOPER, APPROVAL OF
REIMBURSEMENT FOR DEMOLITION, APPROVAL OF
FINAL WORKING DRAWINGS AND SPECIFICATIONS AND
PROPOSED DISPOSITION OF PARCEL #7 IN THE SOUTH
END URBAN RENEWAL AREA
PROJECT NO. MASS. R-56

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance to the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass R-56, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal laws; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of the urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, Franklin Foundation has expressed an interest in and has submitted a satisfactory proposal for the development of Disposition Parcel 7 in the South End Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damages to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Franklin Foundation be and hereby is finally designated as Redeveloper of Parcel #7 in the South End Urban Renewal Area.
2. That the Director be and hereby is authorized to grant a Rights of Entry license to Franklin Foundation for purposes of demolition and site preparation. This Right of Entry shall be subject to the customary conditions necessary to protect the Authority from public liability including written "Hold Harmless" Agreement, and proof of appropriate public liability insurance on the part of the Grantee and/or their contractor(s).
3. That it is hereby determined that Franklin Foundation possesses the qualifications and financial resources necessary to acquire and develop the land in accordance with the Urban Renewal Plan for the Project Area.

4. That disposal of said parcel by negotiation is the appropriate method of making the land available for redevelopment.

5. That the Final Working Drawings and Specifications submitted by the Franklin Foundation for the development of Parcel #7 conform in all respects to the Urban Renewal Plan for the Project Area, and that said Final Working Drawings and Specifications be and hereby are approved.

6. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

7. That the Director is hereby authorized for and in behalf of the Boston Redevelopment Authority to execute and deliver a Land Disposition Agreement and Deed conveying Parcel #7 to the Franklin Foundation, said documents to be in the Authority's usual form.

8. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105 (E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure".
(Federal Form H-6004)

Franklin Institute
of Boston

41 Berkeley Street, Boston, Massachusetts 02116
617/423-4630

Office of the Director

June 9, 1980

Mr. Jack Kennedy
South End Project Coordinator
Boston Redevelopment Authority
72 Warren Ave.
Boston, MA 02116

Dear Jack:

On Thursday, June 5, 1980, we received an early entry permit from the City of Boston Building Department to allow us to proceed with foundation work pending final approval of a building permit following the July 15, hearing.

To allow us to proceed with the foundation work, the demolition of the two buildings on Berkeley Street owned by the B.R.A. will have to be expedited.

It is my understanding that the two tenants on this property have been notified and are in the process of being relocated.

It is also my understanding that a decision on whether the B.R.A. or The Franklin Foundation will undertake the demolition of these buildings is being considered by the B.R.A. and that approval by the B.R.A. Board will be necessary before we can start any foundation work.

Since time is very critical anything you can do to expedite these matters will be greatly appreciated.

Sincerely,

Mike

Michael C. Mazzola
Director

MCM/mkr
c.c. R. Garver
N. Morss

THE FRANKLIN FOUNDATION
In Sole Charge of Franklin Institute of Boston
41 BERKELEY STREET, BOSTON, MASSACHUSETTS 02116

*James
Kennedy
Fischman*

PRESIDENT EMERITUS
JOHN A. LUNN

MEMBERS

JOHN P. KENDALL
President

C. WILLIAM ANDERSON
*Vice President
and Secretary*

GEORGES F. DORJOT
Vice President

NOEL MORSS
Vice President

PAUL F. HELLMUTH
Treasurer

REV. ROBERT W. GOLLEDGE
JOHN LOWELL
LEE J. NASH
HON. KEVIN H. WHITE
REV. REYS WILLIAMS
REV. JOSEPH C. WILLIAMSON
RALPH H. YOUNG

Mr. Robert J. Ryan
Director
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

June 24, 1980

RECEIVED

JUN 25 1980

BOSTON REDEVELOPMENT AUTHORITY
OFFICE OF THE DIRECTOR

Dear Mr. Ryan:

As you know, the Franklin Foundation, at the direction of the Supreme Judicial Court some years ago, has been permitted to loan its funds to various students at the Medical Schools of Harvard, Boston University and Tufts.

Our Scholarship Loan Committee, consisting of our President, Bill Anderson, and Noel Morss, has now directed the medical schools to give first priority for any such loans to students who live in the actual City of Boston.

Sincerely,

Paul F. Hellmuth

Paul F. Hellmuth
Trustee and Treasurer

PFH:pmh

RECEIVED
JUL 3 1980

SOUTH END

MEMORANDUM

July 31, 1980

3966

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT J. RYAN, DIRECTOR

SUBJECT: SOUTH END URBAN RENEWAL AREA, MASS. R-56
FINAL DESIGNATION OF REDEVELOPER AND APPROVAL
OF WORKING DRAWINGS AND SPECIFICATIONS, PARCEL #7

SUMMARY: This memorandum recommends that the Franklin Foundation be finally designated as Redeveloper of Parcel #7 in the South End Urban Renewal Area and that Final Working Drawings and Specifications be approved.

On June 9, 1967, Franklin Foundation was tentatively designated as Redeveloper for Parcel #7 in the South End Urban Renewal Area. Parcel #7 bounded by Tremont, Appleton and Berkeley Streets, consists of approximately 29,734 square feet of vacant land. On May 15, 1980, the Authority recommended the extension of a conditional use to the parcel. On July 15, 1980, the Board of Appeal approved this petition.

Franklin Foundation now requests final designation on the site. They will construct new automotive classroom/shops below grade. The roof of these shops will be part of the terraced plaza fronting Tremont Street. They would also erect a one story building adjacent to the main building on Berkeley Street. This building will be constructed so as to allow for a five (5) story addition in the future. Franklin Foundation would also demolish the two (2) Authority-owned buildings at 5/11 and 15/19 Berkeley Street in order to expedite the development. Finally, Franklin would request a rights-of-entry for demolition and site preparation while deeds are being prepared.

Final Working Drawings and Specifications, prepared by Mintz Associates Architects/Planners, Inc., have been reviewed and approved by the Authority's Urban Design Department.

The Franklin Foundation has evidenced its capability to financially carry out this project.

In order to ensure that development proceed as scheduled, I therefore recommend that the Franklin Foundation be finally designated as Redeveloper of Parcel #7 in the South End Urban Renewal Area and that Final Working Drawings and Specifications be approved.

An appropriate resolution is attached.

